154.0	0004	0011.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	806,100 /	806,100
USE VALUE:	806,100 /	806,100
ASSESSED:	806,100 /	806,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERMAN ANDREW J
Owner 2:	DIAZ SARA I
Owner 3:	
Street 1:	51 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ORFANOS STEVEN -
Owner 2:	-
Street 1:	16 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Stucco Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6100.000	320,600	3,100	482,400	806,100
Total Card	0.140	320,600	3,100	482,400	806,100
Total Parcel	0.140	320,600	3,100	482,400	806,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.06 | /Parcel: 520.06

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	102864
GIS Ref	
GIS Ref	
Insp Date	06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0011.A

!12127!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	320,600	3100	6,100.	482,400	806,100		Year end	12/23/2021
2021	101	FV	310,800	3100	6,100.	482,400	796,300		Year End Roll	12/10/2020
2020	101	FV	310,800	3100	6,100.	482,400	796,300	796,300	Year End Roll	12/18/2019
2019	101	FV	238,000	3100	6,100.	452,300	693,400	693,400	Year End Roll	1/3/2019
2018	101	FV	229,800	3100	6,100.	373,900	606,800	606,800	Year End Roll	12/20/2017
2017	101	FV	229,800	3100	6,100.	343,700	576,600	576,600	Year End Roll	1/3/2017
2016	101	FV	229,800	3100	6,100.	313,600	546,500	546,500	Year End	1/4/2016
2015	101	FV	224,000	3100	6,100.	307,500	534,600	534,600	Year End Roll	12/11/2014

PRINT	
Date	Time
12/30/21	13:59:07

LAST REV	
Date	Time
11/29/21	10:22:06
danam	

USER DEFINED

Prior Id # 1:	102864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12127

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORFANOS STEVEN	54085-374		12/31/2009	Change>Sale	425,000	No	No		
ORFANOS PETER &	46537-284		11/23/2005	Family	1	No	No		
ANDREWS MANUEL	30946-259		12/10/1999	Family	198,000	No	No		
	10102-549		8/17/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2021	1637	Wood Dec	13,250	C				
9/24/2021	1514	Det. Gar	97,000	O				
5/14/2010	447	Re-Roof	46,700					&CHANGE HTG SYSTEM

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
12/16/1999	Mailer Sent		
11/24/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	80.	0.99	9									482,403						482,400	

Total AC/HA:	0.14004	Total SF/SM:	6100	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	482,403	Spl Credit		Total:	482,400

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32741928
Const Adj.:	0.99989998
Adj $ / SQ:	179.184
Other Features:	61045
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393834
Depreciation:	73253
Depreciated Total:	320581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

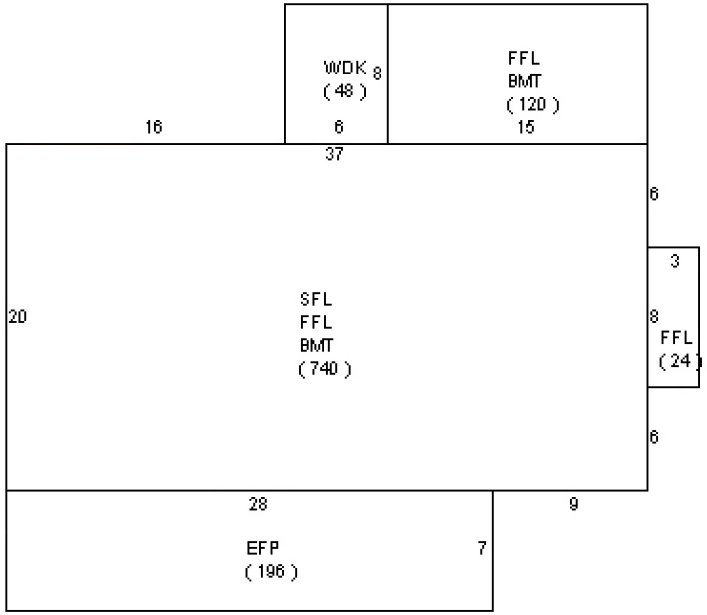
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.18
Special Features:	0	Val/Su Net:	120.80
Final Total:	320600	Val/Su SzAd	206.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	884	179.180	158,398
BMT	Basement	860	53.760	46,229
SFL	Second Floor	666	179.180	119,336
EFP	Enclos Porch	196	41.110	8,058
WDK	Deck	48	16.000	768

Net Sketched Area:	2,654			Total:	332,789
Size Ad	1550	Gross Area	2728	FinArea	1550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 154.0-0004-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	PR	1930	21.25	T	64	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100